

**VILLAGE OF CORNWALL-ON-HUDSON
PLANNING BOARD
TUESDAY OCTOBER 18, 2011 - 7:00 P.M.**

Present Were:

Lee Murphy
Jeffrey Small, Chairperson
MaryAnn O'Dell
Wynn Klosky

Also Present:

Kristen Boyle, Recording Secretary
Mr. Hoyt, Attorney
Jim Fitzsimmons

Absent:

James Patch

Mr. Small called the meeting to order at 7:00 P.M.

Beth Adams- 3 Grandview Ave- Applicant is requesting site plan review for second story renovations and a rear deck, in the View Preservation District.

Mr. John Till, architect for the applicant states that the property is across from Wilson Rd. It is a 1.5 story cape style home. They wish to add a rear deck and covered entry as well as add onto the 2nd story. The width of the home will be reduces to 38'. The 2nd floor would be raised and will keep the cottage style feel of the home. The height is currently 20' and are looking to raise it to 27.6'. The addition will house a bed room and a bathroom. A deck will be added to the rear and a covered porch to the front. The applicant will also need to go to the ZBA for variances. Mr. Till states that the views from Grandview will be improved and going up is a lesser impact then building to the left or right.

Mr. Small went over the view preservation requirements.

Mr. Till states that by reducing the width the applicant is certainly trying to lessen the impact to the view. They are trying to keep the house so that the front of the building appears to be a single story. If it is dormered out it would not blend into the neighborhood as well.

Mr. Murphy states the applicant may want to support a shorter roofline.

Mr. Small stated that this is not the hearing but he did receive a letter from Doug Vatter and it was read into the record.

Pointe Equities LLC- 11 Taft Place- Applicant requests a review of a site plan for a rear addition on piers, in the View Preservation District.

Jeffrey Warner- the applicant- States that he is proposing an 8 foot addition on the back of the home. It is currently a non conforming lot. This is in the View Preservation but will not affect any views. There is currently a 2' overhang which the applicant wishes to enclose.

Ms. O'Dell asked if there would be any changes to the front other than the enclosure and if the deck would come around to the side. The applicant confirmed that is correct.

The applicant states they are also now considering installing a pool as well.

Mr. Small stated that the building inspector would need to decide if a variance was needed for a pool.

APPROVAL OF MINUTES

July- Regular Meeting- A motion was made by Ms. Rose to accept the minutes as corrected which was seconded by Ms. Klosky and all voted in favor.

June- Regular Meeting- A motion was made by Ms. Rose to accept the minutes as corrected which was seconded by Ms. Klosky and all voted in favor.

With no further business to come before the board, Ms. O'Dell made a motion to adjourn the meeting at 8:05 PM. This was seconded Mr. Murphy; and with all in favor this motion was passed

Respectfully submitted,

Kristen Boyle
Recording Secretary